

HUNTERS[®]

HERE TO GET *you* THERE



Talbot Road

Roundhay, LS8 1AG

£1,450 Per Calendar Month



Council Tax: C



32 Talbot Road

Roundhay, LS8 1AG

£1,450 Per Calendar Month



PORCH

6'4" - 3'1" (1.93 - 0.94)

ENTRANCE HALL

14'0" - 6'4" (4.27 - 1.93)

Radiator.

LOUNGE

14'0"3'3" - 12'10" (4.271 - 3.91)

Radiator

DINING ROOM

14'4" - 11'11" (4.37 - 3.63)

Radiator.

KITCHEN

17'8" - 7'4" (5.38 - 2.24)

A range of wall and base units. porcelain sink with mixer tap, dish washer, washer, fridge, freezer, oven and extractor hood.

LANDING

7'6" - 7'2" (2.29 - 2.18)

MASTER BEDROOM

12'8" - 11'5" (3.86 - 3.48)

Radiator.

BEDROOM TWO

11'4" - 11'2" (3.45 - 3.40)

Radiator.

BEDROOM THREE

7'0" - 6'8" (2.13 - 2.03)

Radiator.

BATHROOM

8'3" - 7'6" (2.51 - 2.29)

Shower cubicle with thermo control shower, corner bath, low level w/c, basin on vanity unit, tiled

splashback, radiator., obscure upvc double glazed window.

SECOND FLOOR LANDING

7'4" - 5'0" (2.24 - 1.52)

Storage cupboard.

ATTIC BEDROOM

15'0" - 11'4" (4.57 - 3.45)

Two Velux windows, radiator, storage to eaves.

W/C

7'2" - 3'10" (2.18 - 1.17)

Low level w/c, pedestal wash basin, Velux window, storage,

FRONT GARDEN

Mainly grassed with flower beds and plants.

DRIVEWAY

Hard standing for two cars.

GARAGE

Up and over door.

REAR GARDEN

Grassed area to the rear. Mainly gravelled with central patio.

IDEAL FAMILY HOME - SEMI DETACHED PROPERTY - FOUR BEDROOMS - GARDENS TO FRONT AND REAR - PATIO - DRIVEWAY - GARAGE - UNFURNISHED - AVAILABLE IN LATE AUGUST - HOLDING DEPOSIT IS REQUIRED

This four bedroom property is an ideal family home. Located in Roundhay, close to Talbot Primary School, among other useful amenities it has gardens to the front and rear, driveway and garage. Internally it briefly comprises of porch, hall, lounge, dining room and kitchen on the ground floor. On the first floor there are three bedrooms of which two are doubles, landing and the house bathroom. On the second floor there is a separate w/c with wash basin and further double bedrooms. Energy rating - E



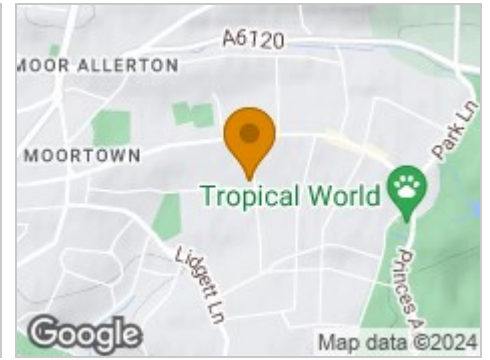
Road Map



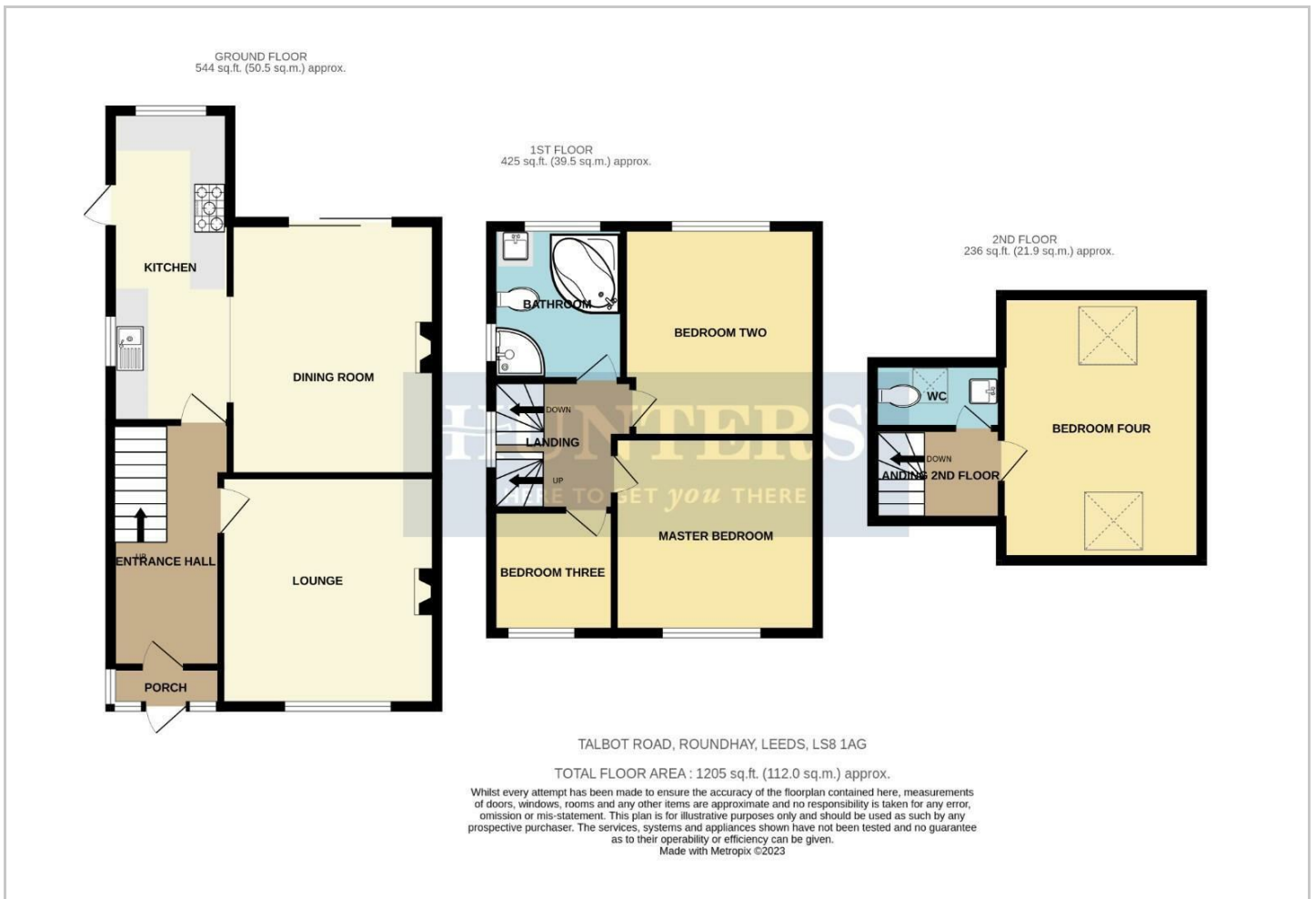
Hybrid Map



Terrain Map



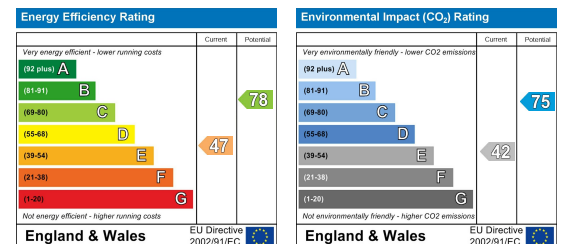
Floor Plan



Viewing

Please contact our Hunters North Leeds Lettings Office on 0113 268 0242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.